



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
[www.raleighnc.gov](http://www.raleighnc.gov)

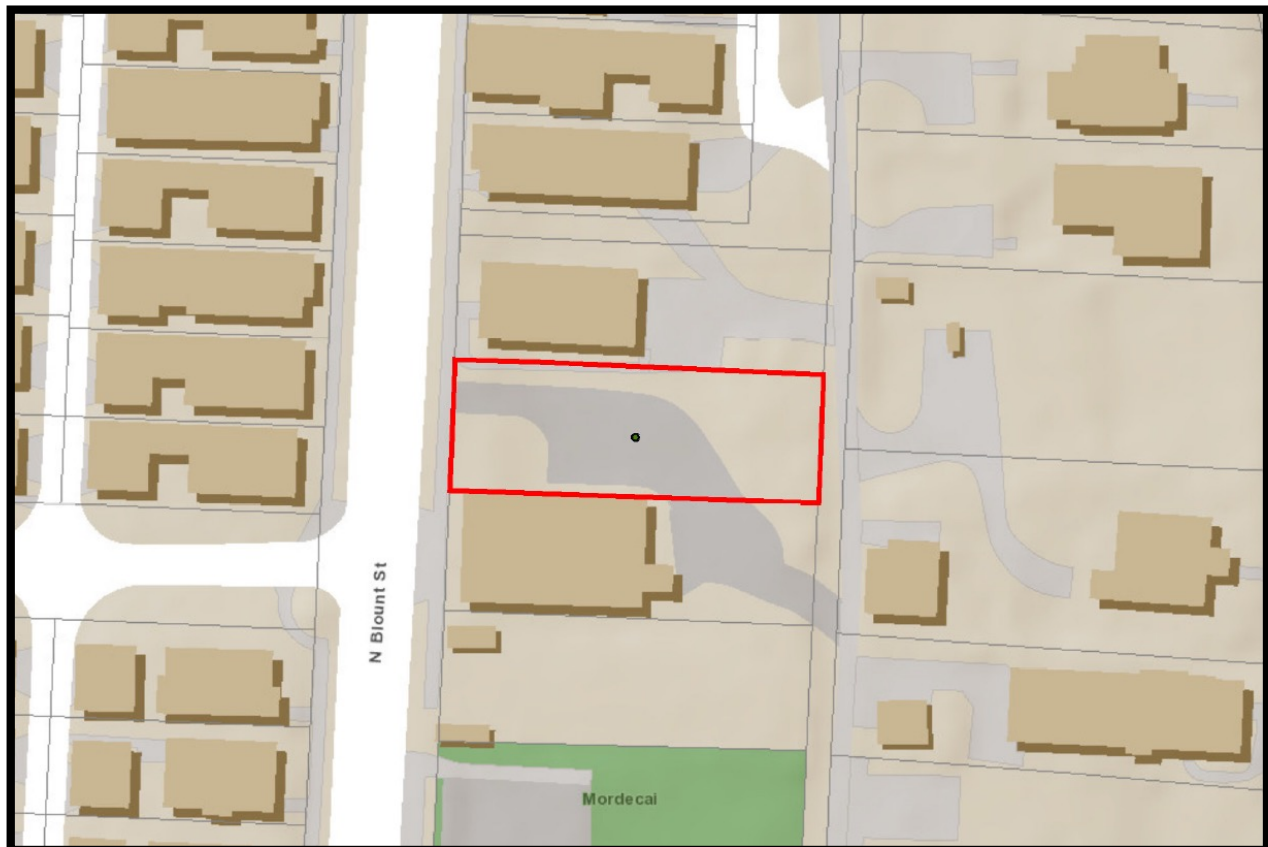
**Case File:** A-9-17

**Property Address:** 1128 N. Blount Street

**Property Owner:** Hedgehog Holdings, LLC

**Project Contact:** Isabel Mattox

**Nature of Case:** A request for a 20 foot front yard setback variance from the Mordecai Neighborhood Conservation Overlay District requirements set forth in Section 5.4.3.F.8.a.v. of the Unified Development Ordinance to construct a detached house which results in a 15 foot front yard setback on a .18 acre property zoned Neighborhood Mixed-use 3 and Neighborhood Conservation Overlay District and located at 1128 N. Blount Street.



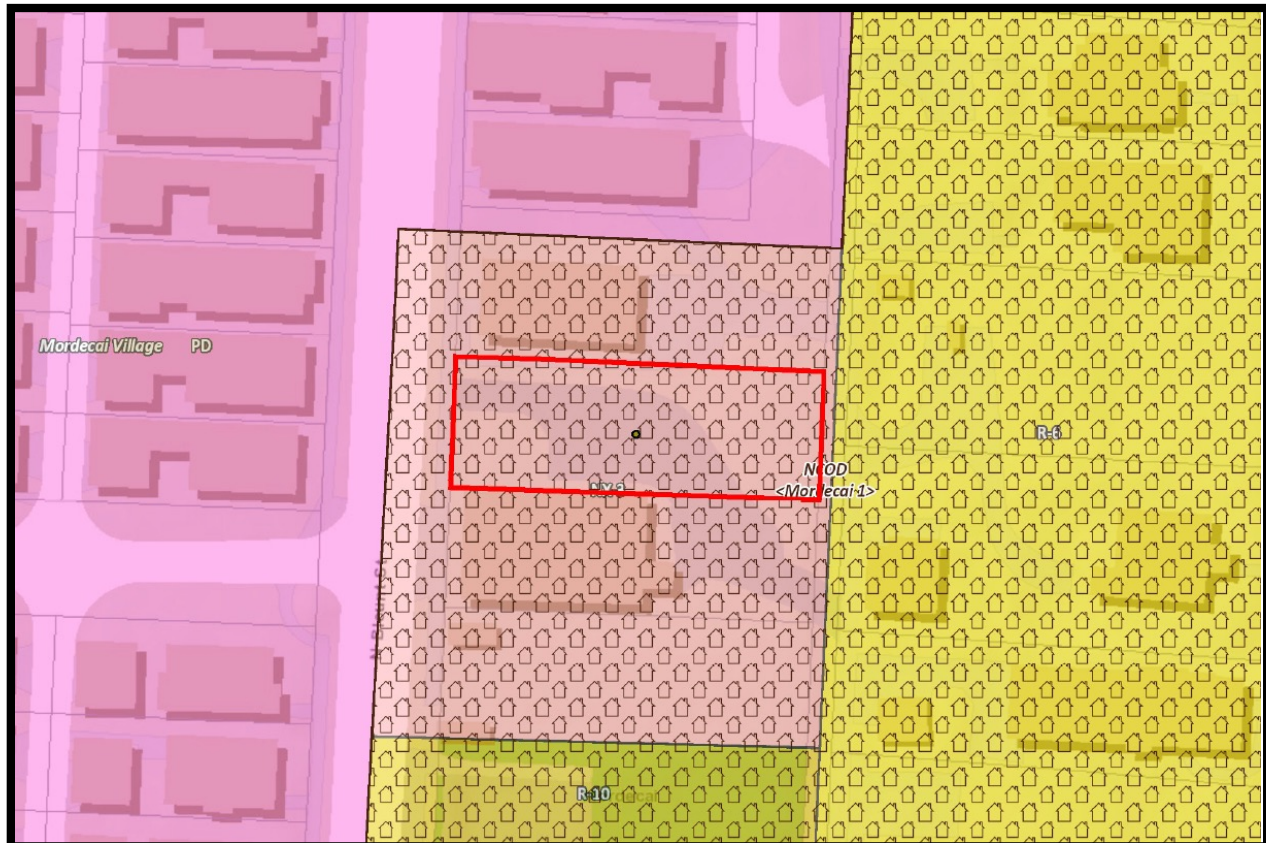
**1128 N. Blount Street – Location Map**

To BOA: 1-9-17

Staff Coordinator: Eric S. Hodge, AICP

**ZONING**

**DISTRICTS:** Neighborhood Mixed-Use-3 and NCOD (Mordecai: Conservation District-1/West)



**1128 N. Blount Street – Zoning Map**

**VARIANCE STANDARDS:** In accordance with UDO §10.2.10 Variance, before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Zoning District Standards:** The subject property is zoned Neighborhood Mixed Use-3 and Neighborhood Conservation Overlay District (Mordecai- Conservation District-1 /West)

**NX:**

**Lot Dimensions**

Area (min)	4,000 SF
Width – (min)	45

<b><u>Yard Type</u></b>	<b><u>Minimum Setback</u></b>
Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	10'
Rear	20'

**Mordecai (Conservation District-1/West) NCOD:**

Minimum lot size: 7,260 SF  
 Maximum lot size: 14,250 SF  
 Minimum lot width: 50'  
 Maximum lot width: 100'  
 Front yard setback: Minimum of 35'  
 Maximum building height: 35'